

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Design Review Committee Minutes
Location: 2100 Randolph Road, Charlotte, N.C.
November 20, 2019
Time: 8:01 a.m. – 9:38 a.m.**

Present:

**Mr. Richard Alsop
Mr. Robert Barfield
Mr. David Gieser
Ms. Laura Hoover
Mr. Victor Jones
Mr. Garrett Nelson, Design Review Committee Chair
Mr. Kenneth Pursley
Dr. Dan L. Morrill, HLC Consulting Director
Mr. Stewart Gray, HLC Senior Preservation Planner
Ms. Elizabeth Stuart, HLC Administrative Assistant**

Absent:

Mr. Matthew Benson

Visitors:

**Elizabeth Cohen, McNinch House
Matt Ewers, Barnhardt House
Norman Fortson, McNinch House
Dan Litaker, McNinch House
Joe Morris, McNinch House
Allison Shockley, Johnston Building
Mary Springsteed, McNinch House**

1. Chair's Report: Garrett Nelson

Mr. Nelson welcomed everyone to the meeting.

2. Director's Report: Dan Morrill

Dr. Morrill stated that he did not have a report.

3. Senior Preservation Planner's Report: Stewart Gray

Mr. Gray stated that the Design Review Committee would not meet in December. Mr. Gray stated that any Major Works Certificates of Appropriateness received would go straight to the Historic Landmarks Commission at its January meeting.

4. Frank R. McNinch House, 2401 Sharon Lane, Charlotte, N.C.

Dr. Morrill introduced Dan Litaker, the prospective developer of the McNinch property. Dr. Morrill stated that the McNinch House is a designated landmark and that the Historic Landmarks Commission currently has design review control over the interior and exterior of the house, as well as the property. Dr. Morrill stated that the prospective owner has indicated that he would prefer that the house be preserved rather than demolished. Mr. Litaker spoke to the Committee and stated his intent to live in the historic house.

Mr. Nelson asked the visitors to introduce themselves. Members of the community appeared before the Committee and discussed their relationship to this property.

Mary Springsteed informed the Committee of the history of the neighborhood and of this lot in particular.

Mr. Gray showed photographs and maps of the property. Mr. Gray stated that the applicant is requesting conceptual approval of an infill development plan. Mr. Gray stated that Staff is aware that the property has been on the market and that the presented proposal is the only one that Staff has seen that preserves the historic house.

MR. JONES PRESENTED A MOTION SECONDED BY MR. BARFIELD THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT CONCEPTUALLY APPROVE THE PLAN AS PRESENTED FOR THE FRANK R. MCNINCH HOUSE, 2401 SHARON LANE, CHARLOTTE, N.C., WITH THE UNDERSTANDING THAT THE OWNER WILL PLACE A PROTECTIVE EASEMENT ON THE PROPERTY THAT WILL PREVENT THE DEMOLITION OF THE HISTORIC HOUSE. THE COMMITTEE APPROVED THE MOTION WITH MR. PURSLEY ABSTAINING FROM THE VOTE.

5. Johnston Building, 212 S. Tryon Street, Charlotte, N.C.

Mr. Gray stated that the applicant is applying for a Certificate of Appropriateness for proposed interior alterations to the lobby area. Mr. Gray reviewed the proposed plans and stated that Staff believes they are appropriate. Allison Shockley, a representative of Odell Associates, spoke to the Committee and answered questions.

MR. PURSLEY PRESENTED A MOTION SECONDED BY MR. JONES THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE PLANS AS PRESENTED FOR THE JOHNSTON BUILDING, 212 S. TRYON STREET, CHARLOTTE, N.C. THE COMMITTEE UNANIMOUSLY APPROVED THE MOTION.

6. Charles E. Barnhardt House, 3217 Maymont Place, Charlotte, N.C.

Mr. Gray stated that the applicant is proposing to revise the approved rehabilitation plan to include a garage on the rear addition. Mr. Gray reviewed the proposed plans. Matt Ewers, owner of the property, spoke to the Commission and answered questions.

MR. JONES PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE PLANS AS PRESENTED FOR THE CHARLES E.

BARNHARDT HOUSE, 3217 MAYMONT PLACE, CHARLOTTE, N.C., WITH THE STIPULATION THAT THE FINAL DESIGN FOR THE DRIVEWAY WILL BE APPROVED BY STAFF.

After further discussion, Mr. Jones withdrew his motion.

MR. JONES PRESENTED A MOTION SECONDED BY MR. GIESER THAT THE DESIGN REVIEW COMMITTEE RECOMMEND TO THE HISTORIC LANDMARKS COMMISSION THAT IT APPROVE PLANS AS PRESENTED FOR THE CHARLES E. BARNHARDT HOUSE, 3217 MAYMONT PLACE, CHARLOTTE, N.C., WITH THE STIPULATION THAT THE FINAL DESIGN FOR THE DRIVEWAY WILL BE PRESENTED TO THE DESIGN REVIEW COMMITTEE FOR APPROVAL. THE COMMITTEE APPROVED THE MOTION WITH MR. NELSON AND MR. PURSLEY VOTING IN OPPOSITION.

7. Old Business

There was no old business.

8. New Business

There was no new business.

The meeting adjourned at 9:38 a.m.